



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Aedward Los Banos
Executive Director

547 Queen Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 587-0299

E-Mail
dbedt.hcda.contact@hawaii.
gov

Website
www.dbedt.hawaii.gov/hcda

DEPT. COMM. NO. 88

Ref. No.: PI PH 3.265

November 13, 2018

The Honorable Ronald Kouchi
President of the Senate
Hawaii State Legislature
State Capitol, Room 409
Honolulu, Hawaii 96813

Dear President Kouchi:

Re: Report of Public Hearing of November 7, 2018

In accordance with Hawaii Revised Statutes Chapter 206E-5.5, the Hawaii Community Development Authority is transmitting herein the report of the public hearing on the Universal Building Development Permit Application KAK 18-057.

Should you have any questions, please feel free to contact me at 594-0300.

Sincerely,

Aedward Los Banos
Executive Director

ALB/DN/CS:km
Enc.

SUMMARY - PUBLIC HEARING
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii
Development Permit Application No. KAK 18-057
Universal Building

November 7, 2018 – 12:00 p.m.

Authority Members Present:

Phillip Hasha
Jason Okuhama
Wei Fang
David Rodriguez (DOT Ex-Officio)
Mark Anderson (B&F Ex-Officio)
Beau Bassett
Mary Pat Waterhouse
John Whalen, Chair

Authority Members Excused:

William Oh
Kathy Sokugawa (DPP non-voting)

Others Present:

Aedward Los Banos, Executive Director
Deepak Neupane, Kakaako Planning and Development Director
Carson Schultz, HCDA Planner
Garett Kamemoto, Compliance Assurance & Community Outreach Officer
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Secretary to the Executive Director
Lori Sunakoda, Deputy Attorney General
Laura Savo, Court Reporter

For the Applicant RP Makai Owner, LLC

Robert “Bob” Strand, Attorney for the Applicant

A public hearing of the Kakaako members of the Hawaii Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawaii, was called to order by John Whalen, Chairperson of the Authority at 12:02 p.m. on Wednesday, November 7, 2018 at 547 Queen Street, 2nd Floor Conference Room, Honolulu Hawaii 96813.

LEGAL NOTICE

Chair Whalen stated that the hearing notice was published in the Honolulu Star-Advertiser, Maui News, The Garden Isle, Hawaii Tribune-Herald, and West Hawaii Today on Wednesday, July 25, 2018.

PRESENTATION BY THE APPLICANT:

Chair Whalen asked the applicant's counsel to make their appearance and to submit any additional items to the record.

Mr. Robert E. Strand, Carlsmith Ball LLC, counsel for Dearborn 535 LLC acknowledged his presence. Mr. Strand distributed a copy of SHPD's approval of the Archaeological Monitoring Plan and requested it be included in the record.

With the additional document admitted into the record and comments made by counsel, Chair Whalen closed the record.

There were no comments by the applicant, members or HCDA staff.

PRESENTATION BY STAFF:

Chair Whalen explained that Authority members have received (1) HCDA Staff's proposed Findings of Fact, Conclusions of Law, and Decision and Order; and (2) Applicant's proposed Findings of Fact, Conclusions of Law, and Decision and Order.

Mr. Carson Schultz, HCDA staff presented its Findings of Fact, Conclusions of Law and Decision and Order summarizing the sections on procedural history, historic property review, development permit procedures, project parameters and Mauka Area Rule compliance.

Chair Whalen stated he was not present for the presentation of this project and noted his initial enthusiasm for the restoration of the building as a great way to preserve it as a historic site as it was not identified as a historic site in the Mauka Area Plan; however, disappointed with the lack of landscaping to separate the sidewalk from the parking area fronting Ward Avenue. Chair stated that staff initially requested landscaping improvements, however he noticed those improvements did not make the final permit application.

Mr. Deepak Neupane responded it is not a requirement, as reflected in the record.

Mr. Strand responded he had no closing arguments and no objections to the staff proposed decision and order. He commented that the existing parking stalls will be preserved with one change to include a loading zone stall. Mr. Strand noted that the entrance to the site is from the two side streets and not from Ward Avenue. Also, the applicant is coordinating with the Historic Hawaii Foundation and is reviewing the visual impact of new street trees along Ward Avenue.

There were no other comments from board members or staff, and no public testimony.

DECISION MAKING:

All members acknowledged they were prepared to deliberate. Chair Whalen noted for the record that he will abstain from the decision vote as he was not present for the presentation hearing.

Chair Whalen called for a motion, Member Beau Bassett made a motion to adopt the final Findings of Fact, Conclusions of Law and Decision & Order for development permit application KAK 18-057, Applicant Dearborn 535 LLC for the project located at 535 Ward Avenue Honolulu, Hawaii 96814, Tax Map Key: (1) 2-3-003:067, Member Wei Fang seconded the motion.

Mr. Schultz conducted the roll call vote.

Motion passed with 7 ayes, 1 abstain, and 1 excused.

ADJOURNMENT:

Chair Whalen adjourned the public hearing at 12:27 p.m.

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.